

**MINUTES
HISTORIC PRESERVATION COMMISSION
MARCH 1, 2006**

1. CALL TO ORDER- R. Johnson called the meeting to order at 4:00 p.m.

2. ROLL CALL

Members Present: R. Johnson, M. Johnson, Madsen and Petersen.
Absent: McKeown, Murphy and Otto
Staff: Brown, Malmquist and Scortino

3. ADOPTION OF AGENDA

Motion by M. Johnson, second by Petersen to adopt the agenda as written. Motion carried by unanimous voice vote.

4. APPROVAL-MINUTES OF THE FEBRUARY 1, 2006 MEETING

Motion by Petersen, second by M. Johnson to approve the minutes as written. Motion carried by unanimous voice vote.

5. PUBLIC HEARING

- A. CASE #HP-06-002: Public hearing on the request of Verizon Wireless, represented by Clayton Group Services, for design modification of the Bennett Building, a locally designated Historic Landmark, for exterior design review at 405 West Broadway.

Kyle Foote, representing Verizon Wireless, 1201 Walnut, Suite 2600, Kansas City, MO 64106, stated that Verizon Wireless had made an effort to keep most of the equipment in the basement of the building, off of the roof. He stated that an equipment shelter like the one on top of the building would not be needed. He said the equipment for the antennae array would connect through the existing chimney of the building.

Andy Edwards, Verizon Wireless, explained the three locations for the antennae array as presented in the drawings included in the staff report. Edwards explained how the screening material could be used without interference to wireless service.

Petersen asked if there were antennae on the roof now. Edward said yes. R. Johnson asked Edwards to explain the three locations. Edwards explained and added that the antennae would help to triangulate cell phone signals in the event of an emergency.

Foote said that because most of the equipment would be located within the building, only the antennae would be visible above the existing parapet wall.

Madsen stated that she believed the screening enclosures may call more attention to the arrays than if they were installed without the screening.

HISTORIC PRESERVATION COMMISSION ACTION

Motion by Madsen, second by M. Johnson to approve the requested exterior modifications to 405 West Broadway without screening and issue a Certificate of Appropriateness.

VOTE: AYE- M. Johnson, R. Johnson, Madsen and Petersen. NAY- None. ABSTAIN-None. ABSENT – McKeown, Murphy and Otto. Motion carried.

- B. CASE #HP-06-003: Public hearing on the request of Scott Strait for design modification relative to signage, at 108 West Broadway located within the 100 Block of West Broadway Historic District.

Scott Strait, 108 West Broadway, Council Bluffs, IA 51503, stated that he was unaware that the change in signage had to be reviewed. He said he recently purchased the building. He stated that he did not change the existing sign box or dimensions. He explained that he would like to keep the new sign face and repaint the peeling white paint along the top of the building. He said he would also like to repaint the peeling gray paint around the sign box white. Strait explained the colors and font of the sign.

M. Johnson asked where the Commission is able to draw the line with logos. He noted that on national or regional companies with corporate logos it is difficult to deny the requests. He asked however, that with local companies that determine their own logo, should an attempt be made to make it more 'historical in nature'?

HISTORIC PRESERVATION COMMISSION ACTION

Motion by Petersen, second by M. Johnson to approve the requested exterior modifications to 108 West Broadway as presented and issue a Certificate of Appropriateness.

VOTE: AYE- M. Johnson, R. Johnson, Madsen and Petersen. NAY- None. ABSTAIN-None. ABSENT – McKeown, Murphy and Otto. Motion carried.

- C. CASE #HP-06-004: Public hearing on the request of 'J' Development Company, represented by Alley Poyner Architecture, P.C., for design modifications at 128 West Broadway located within the 100 Block of West Broadway Historic District.

Jennifer Honebrink, 1213 Jones Street, Omaha, NE 68102, representing Alley Poyner Architecture, explained the plan to remove the addition on the rear façade. She said that inside the rear addition the original openings for two windows and a door can be seen. She explained that one of the window openings has been altered and that the applicant proposes to utilize it as a rear entry to residential units above the store front. She explained that the remainder of the open space gained from the removal will be for two paved parking spaces and the rest will be planted with grass.

Madsen asked about the plan to place iron bars across the rear window. Honebrink explained that it would be a temporary addition until there is more traffic in the rear alley area. She said it is a safety issue at this time. She added that the bars will be attached into the mortar joint so that no permanent damage is done to the brick.

HISTORIC PRESERVATION COMMISSION ACTION

Motion by Madsen, second by Petersen to approve the requested exterior modifications to 128 West Broadway as presented and issue a Certificate of Appropriateness.

VOTE: AYE- M. Johnson, R. Johnson, Madsen and Petersen. NAY- None. ABSTAIN-None. ABSENT – McKeown, Murphy and Otto. Motion carried.

- D. CASE #HP-06-005: Public hearing on the request of Matt Johnson and Nicole Roberts for design modifications at 110-114 West Broadway, located within the 100 Block of West Broadway Historic District.

Matt Johnson announced he would abstain and moved out of his seat with the Commissioners.

Eunice Walker, representing Matt Johnson and Nicole Roberts, explained the plan to rehabilitate the exterior of 110-112 West Broadway. Walker explained that on 114 West Broadway only the upper windows would be trimmed to match the rest of the building and that the door would be repainted. She explained the following actions for 112 West Broadway: Removal of the existing store front and replacement with multi-pane windows

(with working transoms) and door made of wood or wood appearing material; Removal of the existing metal awning and replacement with a black and white striped retractable canvas awning including the current Barley's logo. The void under the removed metal awning shall be framed with wood panels and painted and trimmed to match the lower kick plates and shall be black. Signage may be located in the space in an antiqued metallic lettering utilizing the same font and logo as the current Barley's logo; Removal of the projecting sign. Signage will be placed on the awning and in the transom area using the current Barley's logo. The maximum sign area shall be as allowed by §15.33 Signs of the Municipal Code; addressing and business identification shall be allowed on the transom window in a small area.

Walker explained the following proposed changes for 110 West Broadway: Remove windows, door and rock face covering; Replace store front with multi-paned windows with concrete keystone window details above and below; Install shed style awnings of a complimentary color (deep red, off white, deep green) to be added to both windows; Add the same keystone detail to the top of the building façade; Repair underlying brick, if brick is beyond repair, new brick will be installed that coordinates with surrounding buildings; Replace the existing door with a wood or wood-appearing door with upper glass panes and a lower panel design; Install a projecting sign made of wrought iron using the current company logo. The maximum sign area shall be as allowed by §15.33 Signs of the Municipal Code. Other possible sign locations are on the awnings or on the backside of a pull down shade on the door.

HISTORIC PRESERVATION COMMISSION ACTION

Motion by Madsen, second by Petersen to approve the requested exterior modifications to 128 West Broadway as presented and issue a Certificate of Appropriateness.

VOTE: AYE- R. Johnson, Madsen and Petersen. NAY- None. ABSTAIN- M. Johnson. ABSENT – McKeown, Murphy and Otto. Motion carried.

Brown reminded the applicants that a 'License to Occupy' from the Public Works Department is needed before anything could be placed within the right-of-way.

6. OTHER BUSINESS

- A. 2005 CLG Annual Report. Brown said that if there were no changes the report would be sent to the SHPO the next day.
- B. Election of Officers. Motion by Madsen, second by M. Johnson to elect R. Johnson as the Chairperson and Petersen as the Vice Chairperson. Motion to cease nominations. Motion passed by acclamation.
- C. Other items of interest. Brown said that Otto had contacted her about possible joint activities with the Council Bluffs Preservation Alliance for 2006 Preservation Month. A committee was appointed to work on preservation activities. The Committee includes R. Johnson, Madsen and Otto. They will report back next month with suggested activities.

R. Johnson adjourned the meeting at 5:15 P.M.